

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Construction Services

Member: John R. Smith
761-5220

Project Name: Home Depot USA, Inc

Case #: 17-R-01

Date: February 27, 2001

Comments:

1. No comments.

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Division: Zoning

Member: Terry Burgess
761-5913

Project Name: Home Depot USA, Inc.

Case #: 17-R-01

Date: 2/15/01

Comments:

1. Parking data as indicates a deficiency of required parking spaces in accordance with section 47-20.2 –Table- 1 Parking and Loading Zone Requirements. There is also a shortage of required handicap parking spaces in accordance with the Florida Accessibility Code. An application for a parking reduction must show that the request meets the criteria of section 47-20.3. Parking reduction request on property located within the Northwest Progresso-Flagler Heights Community Redevelopment Area as defined in resolution # 95-86 shall require site plan level II approval.
2. Discuss dumpster enclosure located in a twenty three (23) foot parking easement with Engineering representative.
3. Discuss requirement for additional right of way dedication with Engineering representative.
4. Existing nonconforming signs shall be removed in accordance with section 47-22.9.
5. In accordance with section 47-22.4 the maximum number of signs at one location with three streets is Four (4) signs, no more than two (2) being freestanding signs.
6. Light fixtures shall meet the setback requirements of the zoning district in which they are located in accordance with section 47-19.2.R.
7. Provide safe pedestrian connections from the public sidewalk to the building.
8. Additional comments maybe discussed at DRC meeting.

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Division: Fire

Member: Albert Weber
761-5875

Project Name: Home Depot USA
Mc Donald's

Case #: 17-R-01

Date: 2-19-01

Comments:

N/C

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Division: Plumbing

Member: Ted DeSmith
761-5232

Project Name: Home Depot USA, Inc.

Case #: 17-R-01

Date: February 19, 2001

Comments:

1. Provide storm water calculations.
2. Provide restroom calculations and show max cap
3. Possible sewer and water impact fees, unable to determine at this time with the information provided.

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Division: Police

Member: Detective Nate Jackson
954-759-6422-Office
954-877-7875-Pager

Project Name: Home Depot USA, Inc.

Case #: 17-R-01

Date: February 23, 2001

Review Time:

Comments:

1. Will there be CCTV for counter, dining room & play area?
2. Recommend bicycle rack for parking lot.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Home Depot USA, Inc.

Case #: 17-R-01

Date: February 27, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
761-5200

Project Name: Home Depot USA, Inc.

Case #: 17-R-01

Date: 1/21/01

Comments:

1. Required peninsula tree islands must have an 8' wide planting area. Some areas indicate deficiencies.
2. Landscape areas which show bumper overhang cannot count as part of the required buffer between a V.U.A. and the R.O.W. (This would be a 10' average with a 5' minimum). Provide the appropriate calculations that show this 10' average. Note that measurements are taken from the ultimate R.O.W. line. Also, there appears to be encroachment into the required 2 ½' buffer along the south property line.
3. Show any utilities (such as overhead powerlines) that would affect proposed planting on the landscape plan.
4. Make sure that all trees have the required 8' minimum base area planting width. Certain locations may indicate less than the required width. Indicate any existing trees or palms on site, their names and sizes (on the Landscape Plan). Also, indicate any trees in the adjacent R.O.W., or on adjacent properties within 10' of the property line. Any trees which are considered good candidates for relocation should be relocated. For those trees and palms to be removed, show the "equivalent replacement" above minimum Code requirements. All Tree Preservation Ordinance requirements apply.
5. Indicate requirements for irrigation.

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SITE PLAN REVIEW AND COMMENT

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Division: Planning

Member: Bruce Chatterton
761-5981

Project Name: Home Depot/McDonald's Relocation

Case #: 17-R-01
Also refer to 6-P-01

Date: February 27, 2001

Site Plan Review for restaurant with drive-through in B-2 District

Comments:

1. In a text narrative discuss how service truck will be handled on the site, anticipated hours of operation, security systems, drive-through system, trash management plan, solid waste disposal system, etc.
2. Show lots correctly in location sketch.
3. Indicate adjacent land uses and zoning districts on site plan. Show adjacent building mass outlines.
4. Site plan shows "existing pylon sign." Will the existing sign be reused?
5. Will tables or other dining facilities be included in the play area? If so, delineate these areas on the site plan and add the resulting s.f. to the customer service area and adjust the parking calculations.
6. Site plan lists "building area" as 3,635 s.f., but total building area appears to exceed 5,000 s.f. Please provide correct total s.f. and adjust the parking calculations accordingly.
7. Please provide a complete breakdown of the parking calculations, including square footages for parking requirement for each use shown.
8. Any parking reduction requested requires a separate application with a point-by-point basis justification narrative and separate fee (see ULDR 47-20.3.A.4.b)
9. Proposed right of way on Sunrise Boulevard must be landscaped.
10. Confirm with Engineering representative if traffic study or statement is required.
11. Label cardinal directions on all elevations.
12. Indicate the alley proposed for vacation on the site and landscape plans. Indicate how the potential dead-end situation with the vacated alley terminating into the site will be handled. If alley traffic will traverse the site, provide an easement for this purpose and discuss with an Engineering representative.
13. One or more landscaped islands appear to be substandard.
14. How will service trucks be handled on the site?
15. Please disclose any discussions between the developer and the Florida Department of Transportation regarding access on Sunrise Boulevard. Discuss the requirements of the Broward County Trafficways Plan for all road frontages with an Engineering representative.

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16. Provide 7-foot sidewalks on the Sunrise Boulevard and NE 4th Avenue frontages. Show pedestrian connections to the sidewalks from the restaurant.
17. Indicate sight triangles on site and landscape plans.
18. Confirm with Engineering representative if in-bound stacking requirement (ULDR 47-20.5) has been met.
19. Confirm with Landscape representative if landscape perimeter requirements have been met (ULDR 47-21.9). Please provide on landscape plan square footage calculations showing that perimeter requirement have been met.
20. Provide information showing that interior landscape area requirements have been met (ULDR 47-21.9
21. Vehicle overhangs do not count toward minimum landscape area requirements (ULDR 47-21.9.B.5. Please subtract the overhang areas from the landscape area calculations.
22. No outdoor public announcement systems, other than drive-through speakerboards will be permitted.
23. Additional comments may be forthcoming.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
761-5123/ph
761-5275/fax

Project Name: McDonald's Restaurant

Case #: 17-R-01

Date: 2/27/00

Site Plan Comments:

1. Applicant shall obtain a Broward County Department of Planning and Environmental Protection (DPEP) Surface Water Management license and supportive calculations for the on-site paving and drainage design in compliance with the South Florida Water Management Design criteria. The BCDPEP license shall be applied for and design and calculations shall be prepared for review prior to issuance of a building or engineering permit.
2. Dedication of 10 ft. of right of way shall be required along Sunrise Blvd. in accordance with Broward Co. Trafficways Plan, with a chord of a minimum 30 ft.
3. Dedication of 5 ft. of additional right of way shall be required along N.E. 3 Avenue from Sunrise to south limit of property, with associated corner chord of 25 ft.
4. Documents (survey sketch and legal) shall be submitted to Tim Welch for filing and review prior to final DRC authorization for the project. Forms are available at 300 N.W. 1 Ave. or can be e-transferred to applicant or representative.
5. This site will generate approximately 1,804 Trips per Day and will thus require a traffic impact analysis to be completed. Once consultant is selected please contact Tim Welch to arrange for a meeting to establish acceptable methodology for completing this study so that it can be promptly completed.
6. Alley portion to be vacated leaves a dead end portion. This site will potentially distribute a small but significant number of additional trips through alley and thus it shall be improved by this developer. Paving and drainage (assuming an inverted crown design) with exfiltration system is anticipated for the alley. Additionally, the alley is less than 20 ft. so it shall be signed and marked for one-directional travel.
7. An access easement in conformance with criteria in Section 47-25.4 with 37 ft. centerline radius shall be dedicated through entrance/exit onto N.E. 4 Avenue from the alley.

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8. Vehicle reservoir spaces for drive through must be delineated on plans. Six (6) 10 ft. x 20 ft. spaces are required for this use.
9. Parking calculations appear incorrect and incomplete. Please show factors for all separate uses and determined required and provided numbers. This use appears to require 1/100 gfa (confirm with Zoning Admin.)
10. This site contains sufficient square footage to require (1) type II loading zone. This loading zone must be 12 X 45 ft. in dimensions and shall not feature back-out circulation into public rights of way or impact to existing or proposed fire access corridors or hydrants. It shall also not impact pedestrian routes.
11. Indicate route and travel radii for delivery trucks (largest truck/worst case).
12. This site has insufficient stacking distance from all entrances/exits except that to the alley. Please review Section 47-20.5.C.5 ULDR for determination on how to resolve this problem.
13. Several parking spaces on engineer's plan do not appear to have code required width or lengths. Refer to Section 47-20.11 Geometric Standards for Parking.
14. Engineering plans indicate curbing and gutter section along N.E. 3 Avenue. This is not correct, but C & G shall be required along with sidewalk on this right of way from Sunrise to south property limits.
15. Curbing radii at entrance/exit to N.E. 4 Avenue shall require enlargement. Apply for County permit to provide a minimum of 10 ft. radii on both sides of entrance drive.
16. Apply to FDOT and County Engineering Depts. For permit for removal of all access curb openings which are not being utilized for this proposed site.
17. Provide a 5 ft. minimum sidewalk along N.E. 3 and 4 Avenues for extent of frontage, and determine with Planning staff if wider than 5 ft. is desired along Sunrise Blvd.
18. All connections to accesses or street intersections shall be accessible and compliant with ADA.
19. Coordinate and manage any relocation or adjustment of power or light poles that conflict with this site plan design at earliest opportunity.
20. Existing pylon sign lies within the required clear 25 ft. sight visibility triangle near N.E. 4 Avenue.

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21. Provide documentation as evidence of cancellation of the existing 24 ft. access easement shown on survey approx. 10 ft. from SE property corner, and extending to alley.
22. Additional stop signs and bars are required at exit to alley, at cross movements intersection with one way entrance from Sunrise, at other internal intersections on drive aisle to NE 4 Avenue (south side of site), and at intersection of drive through lane with N/S aisle on east side of site.
23. Utility design requires determination and letter of adequacy from Maurice Tobon, P.E., at Public Services Dept. (49-7879).
24. Wastewater (W/W) pumping station and force main, curb and gutter, and additional road work requires separate engineering permit.
25. W/W system requires a sanitary sewer agreement to be authorized by City Commission. Obtain application form from Tim Welch and submit requirements prior to DRC authorization.
26. Force main design must be completed to point of connection with associated engineering plan and profile design including restoration, ID of materials and hydraulic design, associated station details and specs, etc.
27. Water service design is somewhat unclear. Please indicate on each meter whether it is to be remaining and size and purpose (domestic, irrigation, etc.) or to be removed and salvaged by Utilities Dept.